

Torrance, California  
April 26, 1955

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chambers, City Hall, Torrance, California, on April 26, 1955, at 8:00 p. m., Mayor Isen presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Schwab and Isen, Also present were City Manager Stevens and City Attorney Hall.

At the request of Mayor Isen, Mr. Reid Bundy led the salute to our Flag.

Rev. Arthur E. Bello opened the meeting with an invocation.

Councilman Benstead moved the minutes of the meeting held April 19, 1955, be approved as written. Motion, seconded by Councilman Drale carried unanimously.

Mayor Isen announced that this was the time and place for the opening of bids on the improvement of Torrance Boulevard, from Crenshaw Boulevard to Madrona Avenue, and of Elm Avenue from Torrance Boulevard to Maricopa Street, in the City of Torrance.

City Manager Stevens opened and Deputy City Clerk Hallanger read the following bids, each of which was accompanied by a check in the amount of ten percent of the amount bid:

<u>BIDDER</u>	<u>TORRANCE BOULEVARD</u>	<u>ELM AVENUE</u>	<u>TOTAL</u>
Warren Southwest	\$50,304.90	\$1,560.34	\$51,865.24
Oswald Bros.	\$52,866.15	\$1,081.15	\$53,947.30
Sheets Construction Co.	\$55,292.92	\$1,350.50	\$56,643.42
Ken H. Jones	\$54,758.82	\$1,331.10	\$56,089.92

Councilman Drale moved the bids be referred to the City Manager and City Engineer for their recommendation. Motion, seconded by Councilman Benstead, carried unanimously.

Mayor Isen announced that for the convenience of the persons interested, the matter of the Foods Company construction was placed first on the agenda. Mayor Isen asked that Mr. George Powell, Secretary of the Planning Commission, give his report.

Mr. Powell said that the report he thought should be made first "is to the effect that there seems to be a question of several violations on the subject construction, which are in direct conflict to the Variance granted under Case No. 319 to Jacob Stern. At the time this Variance was granted it was recommended by the Planning Commission and concurred in by the City Council that there was to be a wall extended twenty-five feet from either side of the store building as originally planned. There were to be two driveways on Atkinson Avenue, not in the wall. At a later date there was considerable discussion as to what was to happen to the driveways, one of which would be right in back of where they plan to put a variety store. Permission was granted to move the driveways to the south and to the north, away from the edge of the building, and an indication was put on Exhibit "A" in the file of the Planning Commission. The two driveways were moved south and north away from the proposed building, and at the same time an indication was placed on here by

me that the wall should be extended as I put on this footnote. The Building Department has an Exhibit quite similar to this, which shows no breaks in this wall, but does go into considerable detail as to the planting, sidewalk, etc. to go along this wall, all of which was discussed by the Planning Commission and made a part of the Exhibit. Now there are four driveways and only two were allowed by the Variance. Along about that time there was considerable interest shown by the store builder as to a proposed change of zone that was taking place in North Torrance, and he very likely had the assurance that should there be a change of zone it would not affect additional improvements on this corner. It would all be zoned C-2 and the zoning now existing is R-2 on this parcel up to this point; this is all C-2 and this corner back in here is A-1. The Variance is for this Exhibit only, and any change of zone would change all of this, which change has not as yet been approved."

Mayor Isen asked if the Exhibit showed a sidewalk and Mr. Powell replied that it shows a sidewalk and a planting area in back of the wall, between the wall and Atkinson Avenue. Further discussion was held concerning the sidewalk and City Manager Stevens advised that the plans show a three-foot sidewalk and two-foot planting area with the wall to set five feet back.

Councilman Blount introduced Mr. H.R. Black, 17224 Atkinson Avenue, who was serving on the Planning Commission at the time this Variance was considered and who took a very active part in the study of it.

Mr. Black said, "I would like to point out that on the original map that came into the Planning Commission, the fence was shown immediately on the curb behind the building. I don't remember if that was on the original map or one of the subsequent maps that came in after the original one; however, anyone parking along the street would have to get out on the inside part of the street, which is against the law, so we recommended that the fence be set in. I think we also recommended a three-foot sidewalk and two-foot planting area, and, in consideration to the residents across the street, we felt that it was adequate that a concrete fence be erected to extend twenty-five feet from either end of the building. In other words, the plans that were submitted at that time showed large doors at either end of the building for the purpose of trucks unloading, and to cover any boxes or trucks we suggested the fence be extended this twenty-five feet beyond the ends of the building. As I recall, the building was to be set back twelve to fifteen feet inside the concrete fence. There were two driveways, one on either end, and the four are not in accordance with the Variance that was granted. I don't know if this covers everything, but there were several points brought up at that time. One was that Atkinson would have to be a full-width street; that the sidewalk and planting area be between the curb and the concrete fence, which was to be a six-foot fence. It was to be planted and the store building was to set back twelve to fifteen feet from the fence; the parking area was to be black-topped, and, if I recall correctly, the number of curb entrances for ingress and egress was to be determined by the Secretary of the Planning Commission at that time and included on their maps, which I believe was accomplished. I believe Willys Blount and George Powell have checked it, and the fences erected at the present time are in direct violation to any Variance granted at that time. I believe there was one other stipulation; if they later extended the building they should extend the walls accordingly."

Mayor Isen called for further oral communications and Mr. Burnett L. Esse, attorney, identified himself as representing Mr. Swartz. Mayor Isen suggested that a committee, headed by Mr. Black and composed of approximately five persons from the subject area, meet with Mr. Esse and Mr. Swartz in an effort to arrive at a solution which would be favorable to all concerned. Mr. Esse said he would be quite agreeable to such a meeting and asked if he could make a statement for the record, which might clear up any misunderstanding on the matter.

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Mr. Esse stated he represented the Foods Company and spoke as follows: "I read the minutes of the last meeting and from them I get the opinion that we are in violation. I think that there is just a misunderstanding that can be straightened out. Apparently, Mr. Swartz had talked with some of the people in the Building Department, subsequent to the granting of the Variance, and had been advised by them that all of this property was going to be rezoned to C-2. He then applied and got permission from Mr. Powell and Mr. West to the proposed change and I have in front of me a little sketch we thought had been approved by both of them as there is the signature of a Mr. Powell and a Mr. West and we were under the impression that we were complying with the permission granted by the department. If at all a violation does exist, it is certainly an unintentional one and it is certainly our intention to come into Torrance and do everything we can, not only to make the people happy, but to add to the development of this city. I confess that neither Mr. Swartz or myself are engineers and we have turned that over to the contractor, being under the impression that we were complying with the permission granted."

Mr. Powell was asked if the signature on the sketch was his and he replied that it was not.

Councilman Blount stated that, in his opinion, if Mr. Esse or his client knew he had to go to the Planning Commission to get a Variance he should have known that he had to go to them to change it.

Mr. Esse said that Mr. Swartz did not know this, as he was advised that this property was being changed to C-2 and that he believed it was obvious that he intended to comply by talking with the department. Mr. Esse said the only thing they were interested in was to do whatever is right and that they certainly wanted to cooperate.

Mayor Isen said he thought the attitude was commendable and that in the interest of working out a good solution he would suggest that a committee meet; that the matter could be postponed for a week, in which time an agreement in writing should be made and read into the records of the next meeting. Mayor Isen asked Mr. Black if he could devote the time to serve on such a committee and Mr. Black replied that he would like to make a statement, speaking as follows: "I think the plans were before us at least four different times. In a number of instances the plans brought back to us did not agree with the ideas of the Planning Commission. The final map was in agreement with the ideas of the Planning Commission and we accepted same, which map was submitted to the City Council and approved. I have measured the dimensions and at the present time there are two pieces of the existing fence two feet off the curb; the other piece is five feet, which it should be; the building sets back fourteen feet, which is also in accordance; however, one of the main points brought up was that we did not want to use Atkinson as a delivery route; that there were to be no deliveries made at the back of the building and all deliveries to be made at the side of the building inside the fence. Under the existing conditions the fence has two over-sized driveways for trucks to come in and unload, which is in direct violation and I can see no particular change, or even any particular reason for discussing that matter, as it has no benefit to anyone that I can see. Of course the store would like to unload from the rear, but I don't understand why they have changed their plans to that extent at this time. Accordingly, I don't know that a committee of neighbors could act on this with any official influence. To me, by the previous action of the Planning Commission and City Council, I think we have given them our ideas and let them know exactly what points were to be included. I still think the points given in the original plans should stand and see no particular reason for changing them at this time. If the attorney for Foods Company can give us some good reasons for changing these plans, perhaps the plans should be resubmitted to the Planning Commission for further discussion by them."

Mr. Esse replied there were plenty of good reasons, based upon the reliance of the O.K. they received; they have granted easements to the Edison Company and other utilities, who have now cut off all other ingress and egress. He said he would be quite pleased if Mayor Isen would carry out his suggestion for an appointment of the committee, so they might work it out together to make everybody happy. He said, "Based upon the approval we had, we have gone ahead and cut off all other ingress and egress."

Mayor Isen said that the first step is that the heavy trucking is going to have to stay off of Atkinson.

Mr. Norman Bruffy, 2711 West 176th Street, said he had been asked to act as spokesman for the people in the area, and asked that he be allowed to set forth the reasons for opposition to the present construction. He said that their chief concern was for the safety of their children, also the depreciation of their property. He urged the Foods Company to go back to their original plans in the construction of the fence and put it up as they had promised. Mr. Bruffy further elaborated on the hazard which would be created to school children and traffic, if the present construction is allowed to continue.

Councilman Blount moved the Council move Ordinance No. 740 up on the agenda to be considered at this time. Mayor Isen seconded the motion, no objections, so ordered.

(ORDINANCE NO. 740: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612, RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 335.)

Discussion was held on the deletion of a part of an Ordinance at its second reading and Attorney Hall advised that this procedure is not proper.

Councilman Blount moved that Ordinance No. 740 be tabled for thirty days. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Blount moved that the ordinance without a number, which limited the load weights on Atkinson Avenue, be moved up on the agenda and considered at this time. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

Deputy City Clerk Hallanger read title to:

#### ORDINANCE NO. 741

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL  
MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

At the request of Mayor Isen, Deputy City Clerk Hallanger read Ordinance No. 741 in its entirety.

Councilman Blount moved Ordinance No. 741 be adopted. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Blount said his motion should have stated that this be adopted as an emergency ordinance and so moved. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mayor Isen addressed Mr. Esse, "I still think that during the forthcoming week your intentions should be addressed to a committee and a report back from them saying they are satisfied and whether the Building Department and Mr. Russell are satisfied. If there are no objections from the Council and no one from the audience to be heard, I would again ask Mr. Black if he would pick a committee of four others in the neighborhood and arrange a meeting with representatives of the Foods Company.

Mr. Black accepted the appointment and Mayor Isen announced the matter would be continued at the next meeting to be held on May 3, 1955, at 5:30 p.m.

At 8:50 p.m. Mayor Isen declared a recess and the meeting reconvened at 9:00 p.m.

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WRITTEN COMMUNICATIONS

Letter from Mrs. Norman Bruffy et al, thanking the City Council for their courteous and prompt attention to their petition concerning construction by the Foods Company

Councilman Drale moved the communication be filed as a matter of record. Motion, seconded by Councilman Benstead, no objections, so ordered.

Request from Wilshire Escrow Company for refund of a portion of license fee, the reason being the sale of the business.

Mayor Isen moved the refund be denied. Motion, seconded by Councilman Blount, no objections, motion declared carried by Mayor Isen.

Mayor Isen requested Deputy City Clerk Hallanger to inform Mr. Wagner of this action and that it is the policy of the City Council to deny such refunds.

Letter from the Regional Water Pollution Control Board No. 4, Los Angeles Region, State of California, with copy of their tentative Resolution #55-"General Policy With Regard to the Application of the Board's Resolution No. 54-3 (Coastal Water Quality Objectives) in Los Angeles County".

There being no objections, Mayor Isen ordered the communication filed.

Letter from Donald G. Hunt, requesting Variance from Building Code requirements (not Land Use) on Tract 19723. Letter from John V. Russell, Superintendent of Building, concerning the same matter.

Deputy City Clerk Hallanger read the letter from Mr. Russell, which quoted a portion of Ordinance No. 669 and stated that the request was feasible in this case.

Mayor Isen ordered the two letters filed and asked for any further recommendation from the City Council.

Councilman Benstead moved the matter be referred to the Planning Commission for their approval and recommendation. Motion, seconded by Councilman Blount, carried unanimously and was so ordered, with copies of the communications to be forwarded to the Planning Commission.

Report from the Controller of the State of California.  
Subject: Estimate of Apportionments to be made from the Motor Vehicle License Fee Fund during the 1955-56 Fiscal Year.

There being no objections, Mayor Isen ordered the report filed as a matter of record.

Franchise payment from the National Supply Company covering transportation of natural gas through pipelines under Ordinance No. 354, accompanied by check in the amount of \$1,941.30.

Mr. Blount moved the check be accepted. Motion, seconded by Mayor Isen, no objections, so ordered.

Letter from the National Supply Company with check in amount of \$150 to cover use of the streets for the operation of railroad tracks across 213th Street, under Franchise Ordinance No. 726. Also comment regarding an invoice which had been rendered to them in the amount of \$450, which amounted to two additional years of retroactivity,

Deputy City Clerk Hallanger explained that the franchise had expired and the motion was made that they be billed for the three years.

Councilman Drale moved the check for \$150 be accepted. Motion, seconded by Councilman Benstead, no objections, so ordered.

Letter from W.G. Schossow concerning unsanitary conditions and fire hazards in the area surrounding Prairie Avenue and Redondo Beach Boulevard.

Councilman Schwab asked City Manager Stevens if he had a recommendation as to the proper department to investigate this matter and Mr. Stevens replied that if it is a fire hazard it should be referred to the Fire Chief and the Fire Marshal can investigate and make a report.

Councilman Schwab said in his opinion there is not such a great fire hazard, but rather a condition where the wind scatters papers and debris over the area. He said he had driven out to see what the actual condition was and found that it was exactly the same condition as had been discussed this evening. There is no fence around the market and the statements made by Mr. Schossow are facts.

Councilman Schwab moved the matter be referred to the Fire Chief for his recommendation. Motion, seconded by Councilman Drale, no objections, so ordered by Mayor Isen, who requested Mr. Stevens to inform the Fire Chief of this action. Mayor Isen said he thought the letter should be answered and requested City Manager Stevens to forward Mr. Schossow the proper communication, informing him the Council doesn't feel the necessity of further petitions as they will give the matter attention and try their best to remedy the situation.

Communication from Water Superintendent McVicar forwarding letters from the Division of Water Resources and the Belvidere Mutual Water Company, which request that steps be taken to serve Belvidere Mutual with the supplemental water they will need under the Interim Agreement, and requesting permission to serve twenty-four acre feet annually at a price to be agreed upon between Belvidere, West Basin and Torrance Municipal Water District No. 3.

Councilman Drale moved the Council concur in the recommendation of Mr. McVicar. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote, and Mayor Isen ordered the communications filed.

Communication from Torrance Unified School District, approving vacation of six-foot easement for walkway to Hillside Elementary School from Brian Avenue.

Councilman Drale moved the Council concur with the original recommendation of the City Engineer that this easement be vacated. Motion, seconded by Councilman Benstead, carried unanimously and Mayor Isen ordered the matter restored to the next agenda with the resolution. Mayor Isen inquired if this matter should come from the Legal Department and City Attorney Hall replied that he would take care of it.

Communication from League of California Cities regarding the motion adopted unanimously opposing mandatory banning of backyard incinerators, except on a voluntary basis by government agencies.

Councilman Drale moved the Council concur with the communication. Motion, seconded by Councilman Benstead, carried unanimously.

Letters from County Board of Supervisors and S. Smith Griswold, regarding Air Pollution Control District recommendations on multiple-chamber incinerators and open fires.

Councilman Benstead moved the communications be filed. Motion, seconded by Councilman Drale, no objections, so ordered.

Letter from the County of Los Angeles Board of Supervisors referring to a resolution from the City of Torrance, requesting the establishment of a Municipal Court in the City of Torrance, and advising that an order was adopted by the Board of Supervisors referring the request to the Chief Administrative Officer for study and report to the office of Supervisor Chace.

There being no objections, Mayor Isen ordered the communication filed.

Letter from the Mayor of Long Beach expressing appreciation for the support of the Council in opposition to the Allen Bill.

Councilman Drale moved the letter be filed. Motion, seconded by Councilman Benstead, no objections, so ordered.

Mayor Isen called the attention of the Council to the fact that here was an example of a lot of work by the City Clerk's office, particularly in the reproduction of the editorials. He said he had not even had time to read them and asked that the Council consider the cost of reproducing such matters.

Councilman Drale said in his opinion these matters were most informative and he believed the Council should know all that is possible about them, although they did not concern us immediately.

Letter from the Torrance Recreation Commission requesting clarification of the department from which shall originate the suggestion to the School District for their contribution for the next fiscal year on the basis of school enrollment.

Councilman Benstead moved the Recreation Commission appoint Recreation Director Van Bellehem to take care of this matter and get the information they seek. Motion was seconded by Mr. Blount.

Discussion was held and City Manager Stevens said the request should ultimately come from the Council. Councilman Benstead said he thought the preliminary discussion should be between Mr. Van Bellehem and Dr. Hull, with a report back to the Council. Mayor Isen asked if this meant that Mr. Van Bellehem should act as an agent to the Council in this particular matter, rather than to the Recreation Commission. Councilman Benstead said that was his intention. Councilman Drale thought City Manager Stevens should be included in this preliminary discussion, as there would probably be several representatives of the School District present and as the matter to be discussed concerned money.

Councilman Benstead amended his motion, and Councilman Blount his second, to include Mr. Stevens. No objections, the motion so ordered by Mayor Isen, who addressed Mr. Stevens and suggested that a letter to the Recreation Commission was in order to the effect that the Council is taking over this particular matter regarding funds from the Unified School District, and that Mr. Van Bellehem and Mr. Stevens will report directly on the matter to the City Council.

Letter from C.J. Doherty, Vice President of Chanslor-Western Oil and Development Company, regarding the elimination of hog farms, which Deputy City Clerk Hallanger read in its entirety.

Mayor Isen asked City Manager Stevens for any information he might have regarding this matter and Mr. Stevens replied that the ordinance passed in 1953 set a deadline of October 1, 1956, for the elimination of all hog farms, feeding, corralling, etc., in the City of Torrance. Mr. Stevens said that one rancher, Mr. George Green, has told us on a number of occasions that he would be ready at that time to move, but Mr. Stevens was not so sure of the other two, which farms are the ones affecting this area. He thought it might be well to study the advisability of starting action now, so that as of October 1, 1956, we would be sure of their elimination, but did not know how City Attorney Hall felt about this suggestion.

City Attorney Hall advised that the ordinance was drafted in the line of the experience of Los Angeles County. They attempted on a nuisance basis to have some of their hog farms removed and lost their litigation. He said if these farms are to be removed they should be allowed sufficient time to write off their investment, and on this basis some of the ordinances have been upheld. He suggested that we investigate one of the prime offenders, and if we are going to litigate we do so on this basis. He said he would need someone to make an investigation and he believed George Powell has done this in the past.

Councilman Drale suggested that a few minutes be set aside at the next meeting for further discussion, a report from Mr. Powell and whatever directions the City Attorney might have.

Councilman Schwab moved the matter be referred to the City Attorney for a recommendation at the next meeting and suggested that in the meantime Mr. Powell could study the matter. Motion, seconded by Councilman Drale, no objections, so ordered. Mayor Isen asked that City Manager Stevens answer the letter from Mr. Doherty, informing him that the Council is giving this matter their attention. Mr. Stevens indicated that he would write the letter.

Request of the Torrance Cycle and Sports Shop, 1421 Marcelina Avenue, to install a sign approximately twelve feet from the ground, which would project from the building line five feet.

Councilman Drale said he thought approval should be given by the Building Department, and moved the Council concur with the request, subject to the approval of Building Superintendent Russell.

City Manager Stevens said he had discussed the matter with Mr. Russell, who said he could not grant a variance to the ordinance, but that he would find no objection to it because it is an improvement of the present sign in both the height and the width. Councilman Benstead asked if the sign was in violation to the ordinance and City Manager Stevens replied it was, but part of Mr. Russell's reasoning was that the existing sign, which he is allowed to leave as it is, is more in violation with the new ordinance, and this is an improvement over the condition. Councilman Drale said the intent of his motion was to grant the request, but with the approval of the Building Superintendent.

At this point Mr. Ben Smith presented a sketch of the sign, which he has already purchased to replace the existing one. The existing sign is 11-1/2 feet high and protrudes out from the building 5-1/2 feet.

Further discussion was held and Councilman Blount seconded the motion made by Councilman Drale, which carried by the following roll call vote: AYES: COUNCILMEN: Blount, Drale, Schwab and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: None.

Communication from Low & Stone and C.T. Rippey, submitting a proposal from their clients, George Binder and S. Willard Isaacs to lease certain Airport property.

Mayor Isen said he thought it would be in order to refer this matter to the City Attorney for a reply to the communication.

City Attorney Hall said in his opinion the subject property has already been leased, but he would be glad to reply.

Mayor Isen ordered the City Attorney to reply to the letter, giving a legal opinion with reference to the matter, particularly that the offer has come too late.

Recommendation of City Manager Stevens, that drafting tables and office equipment for the Engineering Department be purchased, in the amount of approximately \$1,600, from the Department's 1954-55 Budget. A list of the items requested accompanied the recommendation.

Councilman Drale moved the Council concur with the recommendation of the City Manager. The motion was seconded by Councilman Blount.

Councilman Benstead suggested that bids be called for on these items, as the amount was in excess of a thousand dollars. Mayor Isen said he had the same idea in mind, and asked City Manager Stevens if there was any reason for not buying them through bids. Mr. Stevens replied that bids could be called, but he doubted if any one firm could bid on all of the items because of the variety. He said it had been planned to try to buy them through the County, in order to take advantage of their buying power. Councilman Schwab asked Mr. Stevens if the variety of items would necessitate breaking the list

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up into small bids and Mr. Stevens said that it might. Mayor Isen was of the opinion that office equipment firms would bid on the entire list.

Councilman Drale rescinded his motion and Councilman Blount said it was all right with him, but in his opinion the City Manager should be allowed to use his judgment in purchasing these items.

Councilman Benstead moved that bids be called for the subject items. Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale and Isen. NOES: COUNCILMEN: Blount and Schwab. ABSENT: COUNCILMEN: None.

Recommendation of City Manager Stevens that the proposal of LeRoy Forsythe to fill the City's property in North Torrance, which was obtained from Mr. Guenser, be accepted as outlined in his letter of April 1, 1955, for that portion of the property which has been deeded to the City. The property referred to is the northerly 125 feet of the parcel and contains an area of approximately one acre. We will retain the right to fill the property and bring it to the approximate original grade. The filling of the property at this time will tend to eliminate a hazard existing at the site and will give the City a location on which to dump its non-combustible refuse in North Torrance.

Councilman Benstead moved the Council concur in the recommendation of City Manager Stevens. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Isen.

#### ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Communication from Engineering Department regarding adoption of policy to allow construction of cesspool only, when sewers are proposed to be constructed within one year.

City Manager Stevens said that at the present time there are three areas to be sewerred within a year: Hollywood Riviera Sewer District No. 2, 239th Street and a portion of Yukon Avenue are planned to be sewerred under the 1911 Act. He said it worked a needless hardship on the property owners when they have to install septic tanks for such a short period. Mr. Stevens recommended that the policy set forth by the Engineering Department be adopted.

Councilman Schwab moved the Council concur with the recommendation of the Engineering Department. The motion was seconded by Mayor Isen.

Councilmen Drale and Benstead were of the opinion that the particular areas to be sewerred within a year should be set forth. City Engineer Bishop was requested to restate them, which he did as being Yukon Avenue Improvement District, Hollywood Riviera Sewer District No. 2, and the 239th Street Sewer District.

Mayor Isen said "You have heard the three areas designated by the City Engineer and I would move to amend Mr. Drale's motion to insert after 'the property owners may eliminate the construction of the septic tank' the three areas specified by Mr. Bishop, and that the rest of the letter continue on in its present content". The amendment, seconded by Councilman Drale, carried unanimously. Mayor Isen announced that now the Council would vote on the motion to approve the recommendation of the City Engineer with the amendment setting forth the three areas. There being no objections, Mayor Isen declared the motion carried.

2. Recommendation of City Engineer Bishop that formal approval be given by the City Council as to the location, character and extent of Bond Issue Storm Drain Projects Nos. 241, 242 and 245, which has been requested by the Los Angeles County Flood Control District. Mr. Bishop's letter was accompanied by a report on the status of these Projects, a letter from the Los Angeles County Flood Control District requesting the approval, a sketch of each project and a report made by

Assistant to City Engineer Patrick under date of February 3, 1954, relative to the Storm Drain Bond Issue.

Mayor Isen moved the Council concur with the recommendation of Mr. Bishop and that the formal approval requested be given. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present, Mr. Blount being absent at the time the roll call was made.

Mayor Isen ordered Mr. Bishop's letter and all exhibits attached filed.

3. Communication from Assistant to City Engineer Patrick, submitting a six-foot drainage easement to cover an existing drain from Avenue "C" to the southeasterly corner of Lot 148 of Tract 17132, pursuant to the stipulation set forth by the Planning Commission on the lot split for Parcel A and Parcel B, as shown on a sketch attached.

Deputy City Clerk Hallanger read title to:

#### RESOLUTION NO. 2720

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF  
THE CITY OF TORRANCE TO ACCEPT THAT CERTAIN GRANT OF  
EASEMENT FROM D'AMATO BROS. INC.

Councilman Benstead moved to dispense with further reading of the resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2720. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

4. Communication from Assistant to City Engineer Patrick, submitting easement for street purposes over a strip of land 20 feet in width and 40 feet in length, being the southerly 20 feet of Lot 8 in Tract No. 18369 and Parcel A, as designated on sketch attached.

Deputy City Clerk Hallanger read title to:

#### RESOLUTION NO. 2721

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO  
ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT  
DEED FROM D'AMATO BROS. INC.

Councilman Benstead moved to dispense with further reading of the resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2721. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 9:50 p.m. Mayor Isen declared a recess and the meeting reconvened at 10:00 p.m.

Tentative Tract Map No. 20829: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 20829, located westerly of Western Avenue, easterly of Walnut Street, and along prolongation of 238th Street, consisting of 45 lots, submitted by John E. Kettler.

Councilman Drale moved the Council concur in the recommendation for approval of Tentative Tract Map No. 20829. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

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Tentative Tract Map No. 14183: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 14183, located easterly of Arlington Avenue, northerly of Tract No. 17483 and southerly of proposed Tract No. 20445, consisting of 18 lots and submitted by R.A. Watt Construction Company.

Councilman Blount moved the Council concur in the recommendation for the approval of Tentative Tract Map No. 14183. The motion was seconded by Councilman Schwab.

Discussion was held on the location of a dairy adjacent to this tract and Councilmen Blount and Schwab accepted the addition to the motion as stated by Councilman Drale, "Subject to the fact that if the tract backs up to the Verburg, Hudson, or any other dairy, the subdivider be required to install a solid, wooden fence".

Councilman Blount's motion carried unanimously by roll call vote.

Tentative Tract Map No. 20773: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 20773, located northerly of 230th Street and easterly of Ocean Avenue, containing 50 lots and submitted by Harry Kissel.

Councilman Blount moved the Council concur in the recommendation for approval of Tract Map No. 20773, providing the half-street is paved thirty feet in width. Motion; seconded by Councilman Schwab, carried unanimously by roll call vote.

Tentative Tract Map No. 21725: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 21725, located westerly of Tract No. 19103 and Tract No. 17390, northerly of Del Amo Boulevard and southerly of 190th Street, containing 393 lots and submitted by Don Wilson-Milton Kauffman.

Councilman Drale moved the Council concur in the recommendation for approval of Tentative Tract Map No. 21725. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Schwab and Isen. NOES: COUNCILMAN: Blount. ABSENT: COUNCILMEN: None. Councilman Blount remarked that the approval of this tract meant giving away further rights of the Torrance Municipal Water District.

Tentative Tract Map No. 21676: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 21676, located easterly of Anza Avenue, northerly of Sepulveda Boulevard and southerly of Torrance Boulevard, consisting of 791 lots and submitted by Don-Wilson-Milton Kauffman Construction Company.

Councilman Drale asked Attorney Hall if there was any progress on the question of who is to serve the water in this particular area and City Attorney Hall replied there is none. Mr. Hall said that we have given it a qualified approval, reserving approval as far as the water facilities are concerned, and in his opinion under the circumstances the only way the City would acquire the right to serve water would be through some form of condemnation.

Councilman Benstead asked Mr. Hall what he would suggest on this matter and Mr. Hall replied that he thought the subdivider had undoubtedly complied with the Subdivision Ordinance and on that basis there wouldn't appear to be grounds for disapproval, unless as a matter of fact there would not be water facilities there except as such to be served by the City. Mr. Hall further stated that, in his opinion, to disapprove the map the Council would have to make some new laws and the Council would place themselves in a position where probably the developers would want to consider a mandamus action and that would of course test out the validity of approving it subject to the City of Torrance supplying the water.

After further discussion, Councilman Schwab moved the Council concur with the recommendation for approval of Tentative Tract Map No. 21676. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Schwab and Isen. NOES: COUNCILMAN: Blount. ABSENT: COUNCILMEN: None.

Tentative Tract Map No. 18380: Transmittal from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 18380, located northerly of 170th Street and proposed Tract No. 21645, southerly of Dominguez Channel and westerly of Arlington Avenue, consisting of 50 lots and submitted by Maag Holding Company.

Councilman Drale moved the Council concur with the recommendation for approval of Tentative Tract Map No. 18380. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Planning Commission Case No. 342: Transmittal from Planning Commission recommending approval of Case No. 342, request for Variance by Lorna Woodburn Timboe to modernize grocery store building front and add fifteen feet to same, which is located at 1521 Madrid Avenue, with the stipulation that the parking area be black-topped or hard-surfaced.

Mayor Isen moved the Council concur in the approval of Planning Commission Case N. 342. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Planning Commission Case No. 343: Transmittal from Planning Commission recommending approval of Case No. 343, request for Variance by Wallace E. Franklin to operate a radio television sales and service at 2066 West Carson Street, with the stipulation that the nineteen feet facing Carson Street in front of the store be black-topped for parking and the garage in the rear of the building be removed within a period of six months for additional parking at the rear.

Councilman Blount inquired whose duty it would be to check this site six months from now to determine whether or not the applicant had complied with the stipulations and City Manager Stevens replied that this would be the responsibility of the Building Department.

Councilman Drale moved the Council concur in the approval of Case No. 343, subject to the receipt of a letter from Mr. Franklin stating he will remove the building within six months and that the Building Department be authorized to take the necessary action if it has not been removed. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

#### REPORTS:

Deputy City Clerk Hallanger read a report from Bus Superintendent Chamberlain in reply to a petition requesting better buses and better bus service on the North-Torrance-Los Angeles line.

Councilman Drale moved the report be filed as a matter of record. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

The Report of City Engineer Bishop regarding the lot drainage in Tract No. 18416 stated that the drainage at 2742 Dalemead Street had been sufficiently corrected to be acceptable, but that there is still work to be done at 2718 and 2625 Dalemead and recommended that if this is not properly done within two weeks from the date of his letter, April 22, 1955, City forces or a contractor of the Engineering Department choice be engaged to do it and the cost charged to the tract account.

Mr. Schoonover said he did not agree with the approval of Mr. Bishop regarding one homesite and Mr. Bishop agreed to re-check it before the next meeting.

Councilman Schwab inquired of Attorney Hall if we could legally go in and make the corrections and Mr. Hall replied that we have some money, which he would suggest we hold and make the demand that the improvements be made.

Mayor Isen said he believed the demand has been made several times and moved the Council concur with Mr. Bishop's recommendation as set forth in his report, and that regarding 2817 and 2625 Dalemead Street he use his discretion as to whether he uses City forces or a contractor of his choice. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Mr. Schoonover advised that the home-site in question is located at 2726 Dalemead Street.

CAAOIC



Deputy City Clerk Hallanger read a report from George Powell regarding the noise at 316 Arlington Avenue, in which he stated he had inspected the various operations at this address and that the President of the company, Mr. Henry A. Parkin, had been very cooperative and agreed to try in every way possible to keep the noise at a low level.

Mr. Powell orally reported that he had distributed a copy of the written report to residents who had signed the petition and that he had also given a copy to Mr. Parkin, who stated at that time that he would do all he could to lessen the noise of the compressor by moving it. He further stated that he will continue to watch the operation in an effort to prevent further complaints.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2722

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR  
AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY,  
THAT CERTAIN EASEMENT DEED FROM REDONDO IMPROVEMENT  
COMPANY.

Mayor Isen moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Benstead moved for the adoption of Resolution No. 2722. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

ORDINANCE NO. 742

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE REGULATING AND PROVIDING SPECIAL SAFETY  
PROVISIONS FOR AMUSEMENT PARKS.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale moved for the adoption of Urgency Ordinance No. 742 at its first and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Attorney Hall referred to the draft of an ordinance amending the Business License Ordinance regarding refunds, which he had distributed to the Council members for their consideration, and explained that he had been instructed by the Council to kill all refunds, which he has not done because in some cases the Council may want to refund money paid in excess of the license fee, or where money has been paid for a license or permit not required by law. He specifically pointed out that the full annual fee will be paid on all licenses, whether taken out for a whole year or any part of a year.

Mayor Isen asked that this particular ordinance be submitted at the next regular meeting.

ORAL COMMUNICATIONS

City Manager Stevens referred to the written report to the Council regarding his survey of the practice used by various cities in handling loading zones on streets which are metered, and suggested that the Council adopt a policy for the City of Torrance.

It was decided that this matter would be discussed at the next Agenda Meeting.

City Manager Stevens explained that the reason for holding up the awarding of contracts for the improvement of Torrance Boulevard was because at the present time there is an acute shortage of cement and there was no assurance that the low bidder would have the cement. This has been checked and the Engineering Department reports that Warren Southwest has the cement and are ready to proceed. Mr. Stevens recommended that the contract for improvement of Torrance Boulevard and Elm Street be awarded to Warren Southwest as the lowest responsible bidder and that all other bids be rejected.

Councilman Blount moved the Council concur in the recommendation of City Manager Stevens. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead asked the nature of the construction on the southwest corner of Sepulveda and Crenshaw Boulevards. There being no one present familiar with this construction, Mayor Isen asked that Mr. George Powell make an investigation and report at the next meeting. He also asked Mr. Powell to consult with Building Superintendent Russell in the event there is anything illegal concerning this construction.

Councilman Blount said that, in view of the outspoken policy of the Council as to open meetings, he would move a letter be drafted, signed by the Mayor, and sent to the Airport Commission instructing them to conduct their meetings in the City Hall and at stated times. Mr. Benstead seconded the motion.

Further discussion was held and Councilman Schwab asked if Councilman Blount referred to the recent meeting held by the Commission in a private home, at which time official action was taken. Councilman Blount replied that he did.

Mayor Isen moved that an amendment be made to the motion to include a copy of the law prohibiting such meetings be furnished the Commission with the letter. Amendment died for lack of a second.

There being no objections to Councilman Blount's motion, Mayor Isen stated the letter would be written.

Councilman Drale said that Mr. J.A. Beasley had given an excellent report on the WALTERIA Lake matter and had suggested that a meeting be held between members of the City Council and the County Flood Control. Councilman Drale moved City Manager Stevens arrange such a meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen. City Manager Stevens suggested the meeting be held after the results of the borings are received.

Mayor Isen asked if the "Flooded" signs on Paseo de Gracia had been replaced and City Manager Stevens replied that the signs were not removed by City personnel and apparently have been stolen. Mr. Stevens stated that he did not recommend the signs be replaced at this time, as they are generally hooded during the dry season, which is only good practice.

Mayor Isen said that several letters have been written regarding the trash blowing around on the streets in the business district and suggested that City Manager Stevens have someone make a survey on the number of trash receptacles needed and where they should be placed. He mentioned that there were no such receptacles on the entire block in which his office is located. City Manager Stevens said that in his opinion if the problem is to be solved the merchants should put their trash in covered containers to prevent it blowing down the alleys from open boxes; that he believes this is the seat of the trouble.

CAL 1010

Councilman Drale moved the City Attorney be authorized to draw up the appropriate resolution supporting the School Bonds on June 7. Motion, seconded by Mayor Isen, no objections, Mayor Isen asked that the resolution be submitted next Tuesday.

Mayor Isen said that in reference to the ultimate establishment of a Torrance Municipal Court, on April 5, 1955, the Council passed a resolution, asking the Board of Supervisors to establish this court in Torrance. On tonight's agenda was the answer, in which the matter was referred to the Chief Administrator of Los Angeles County. Mayor Isen said there was no question on our needing the Court in this area and it seemed to him appropriate to appoint a Steering Committee to help on this matter, which would direct its efforts towards assembling information and informing the public through press releases in order to create a public opinion in favor of this court. Mayor Isen appointed the following persons to the subject committee, with the hope that they would accept, and with the comment that the committee would choose their own Chairman: Councilman Drale, as a representative of the City Council, Mr. Boris Woolley, Mr. Henry Creagor, Dr. Gerald Eastham, Mr. Fred Hansen, Mr. Robert F. Burke and Mr. Al K. Muir. Mayor Isen appointed Mr. Richard Newton, Field Secretary for Supervisor Chace, as ex-officio member of the committee.

There being no further communications, Councilman Benstead moved all bills properly audited be paid. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 10:55 p.m. Mayor Isen stated that if there were no objections the meeting stood adjourned.

A. H. BARTLETT, City Clerk

By *J. H. Hallanger*  
Deputy City Clerk

APPROVED:

*Albert Isen*  
Mayor of the City of Torrance